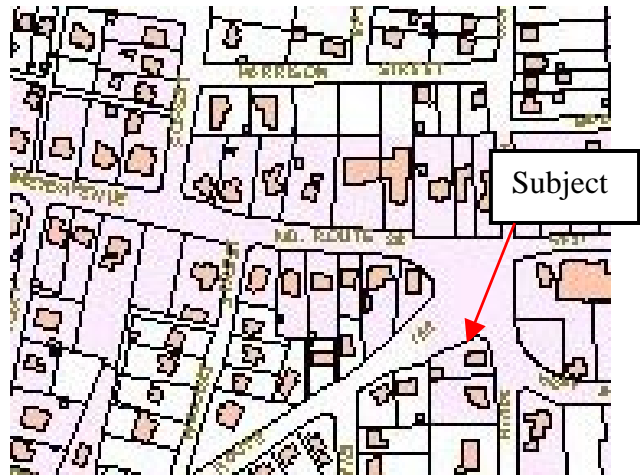


CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT
for
June 19, 2008
MEETING NO. 06-08
[Consent Agenda]

APPLICATION: HDC2008-00436
ADDRESS: 200 W. Jefferson street
ACCEPTED: May 29, 2008
45 DAY LIMIT: July 13, 2008
OWNER: Aaron Fein
REQUEST: Replace non-original rear basement window with door.
STAFF: Cindy Kebba



STAFF RECOMMENDATION:

Staff recommends approval, given the following findings:

The proposed alteration meets the Secretary of the Interior's Standards for Rehabilitation. Replacement of a basement window with a door (which had previously been a door) in the rear addition of the house at 200 West Jefferson Street does not negatively affect the historic character of the property. No distinctive features, materials or spatial relationships will be altered, destroyed or removed (Standards #2 and #9). Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved (Standard #5). The work will be undertaken in such a manner that it can be removed/reversed without impairing the form or integrity of the historic structures (Standard #10).

The City's Technical Guide for Exterior Alterations: Windows and Doors addresses the proper treatment of historic doors and windows. The window which will be replaced with a door is not historic (it was installed after 1984) and is located in a rear addition. The addition is visible from Great Falls Road but it is not a primary facade. The opening was previously filled with a door. There are no photographs or documentation of the earlier door but the new door will be custom-made to fill the existing opening. An adjacent basement door is the same size and is wood with no paneling, glazing or decorative features. It only provides access to a storage room, not to the interior of the house, whereas the new subject door will provide access to the interior of the house.

DRAFT MOTION OF APPROVAL:

Finding HDC2008-00436 for replacement of a modern window with a new metal door in the existing opening on a rear addition of the house at 200 W. Jefferson Street in compliance with City of Rockville Technical Guide #3, Windows and Doors and Secretary of Interior Standards 2, 5, 9 and 10, I move approval of the application with the following conditions:

The style of the replacement door may be any of those submitted by the applicant, including plain, paneled or with glazing in the top portion as illustrated on page 4.

BACKGROUND: The applicant requests approval to replace a window in a rear addition with a new metal door for improved security and access. The existing window fills an opening that was previously (prior to 1984) filled with a door. No photographs are available to show what this door looked like, but it was part of a later addition. The rear (west) one-story, shed-roofed addition is built on a tall cinderblock foundation. The two openings in the addition were both basement entrance doors at ground level at the time the MHT form was written in 1984.

Previous Requests:

HDC2001-00205	Tree removal
HDC2002-00217	Replace gutters, install French drain
HDC2003-00259	Install ridge vents
HDC2003-00260	Install soffit vents
HDC2004-00314	Remove non-original porch roof railing

Property Area: 14,374 square feet

Structure Area: 2,316 Square feet

Zone: R-90-HD

Development Standards: The proposed project meets all of the zone requirements.

City of Rockville Permits Required:

HDC Certificate of Approval

BACKGROUND

Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.

✓ **Contributing**
Non-Contributing

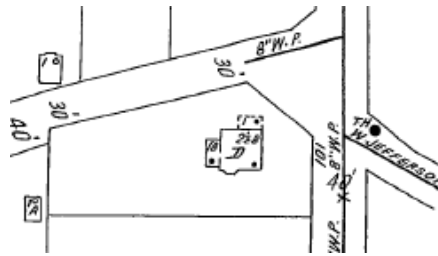
Significance: The subject property is a 2-1/2 story Queen Anne frame house in the West Montgomery Avenue Historic District, known as the Sophia Higgins House (M26/10/38). It was built in 1892, and is named for Mrs. Sophia Barnard Higgins, a prominent figure in

Rockville's social history. She built several homes along Falls Road, this being the last one. Many original exterior features have been removed, including a wrap-around front porch which is noted in the 1924 Sanborn map, but was removed by 1949 and the rear addition which was replaced at some point in the same time frame. The house has been sheathed in aluminum siding and has been altered over the past decades, perhaps as a result of having been configured as multi-family apartments for many years. However, much of the original detailing on the interior remains.

VIEWS OF AFFECTED RESOURCES:



1924 map



1949 map

The rear addition was replaced sometime between 1924 and 1949, as shown in the above Sanborne maps. This alteration occurred during the 1940s per the MHT form but the subject window opening still held a door as of 1984.



Rear addition with window to be replaced with a door on left and existing door on right

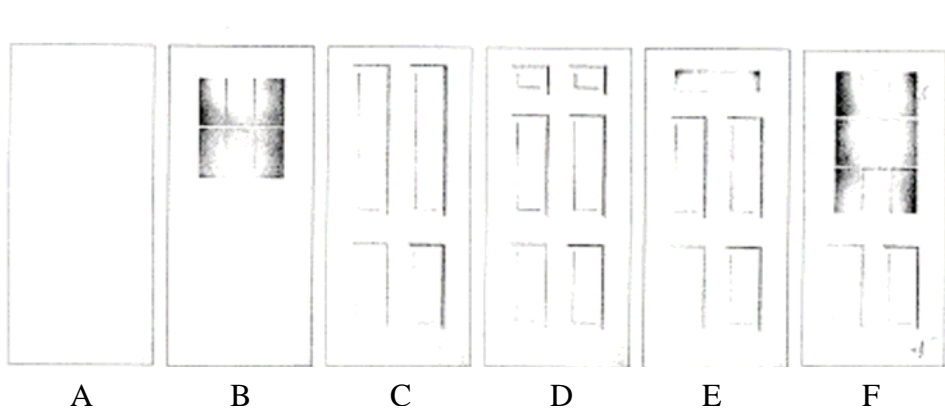
DISCUSSION OF THE PROPOSED PROJECT:

The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.

MATERIALS:

The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.

The applicant requests approval to install a metal door in place of the window in one of the following styles:



Staff recommends the plain style (A) shown at the far left because it matches that of the other basement door and would be the least detracting from the historic elements of the house. However, there are other styles of doors on the house, including paneled doors and doors with glazing in the top half. The applicant may want to allow light to enter the space and a door with top half glazing also would be compatible.

OTHER CONSIDERATIONS:

To any other factors, including aesthetic factors, which the Commission deems to be pertinent, including items such as cost, tax credits, options, and alternative plans.

The work may be eligible for the Montgomery County tax credit if approved by the HDC.

COMPLIANCE WITH GUIDELINES:

Staff finds that the proposed alteration meets the City of Rockville Technical Guide for Exterior Alterations #3, and Secretary of Interior Standards #2,5, 9 and 10.

Attachments: Certificate of Approval application with photographs and examples of door styles applicant proposes for replacement.